PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (bb) (Title No: 32778)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 99000.00

James R. Warner
Affiant

Sworn and subscribed before me this 29th day of January, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
James R. Warner 2808 Belcourt Ave. Nashville, TN 37212	Sears Mortgage Corporation 2500 Lake Cook Rd. Riverwoods, IL 60015	104-07-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael E. Morgan and Lawrence M. Romans, both single persons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Warner, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 16 Block 2 on the plan of Fairfax Place, of record in Book 547, page 138 and 139, Register's Office for said County.

SAID Lot No. 16, Block 2 fronts 60 feet on the northerly margin of Belcourt Avenue and extends back between parallel lines 158.38 feet to a dead line.

BEING the same property conveyed to Michael E. Morgan and Lawrence M. Romans, as tenants by the entirety, by deed from Peggy A. Joslin and husband, Robert Joslin of record in Book 6128, page 726, said Register's Office. Michael E. Morgan and Lawrence M. Romans have since conveyed all their interests in subject property to Michael E. Morgan and Lawrence M. Romans as joint tenants with the right of survivorship by quitclaim deed of record in Book 6814, page 295, said Register's Office.

87629

IDENTIFICATION REFERENCE

FEB 1 9 32 AM '93

BETTY WILSON LEE REGISTER
DAVIDSON COUNTY, TN

7657 02/01 0101 03CHECK 375.30

This is improved property, known as: 2808 Belcourt Ave., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of January, 1993.

Michael E. Morgan
Michael E. Morgan

Lawrence M. Romans
Lawrence M. Romans

State of Tennessee
County of Davidson

On this 29th day of January, 1993, before me the undersigned authority, personally appeared **Michael E. Morgan** and Lawrence M. Romans, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

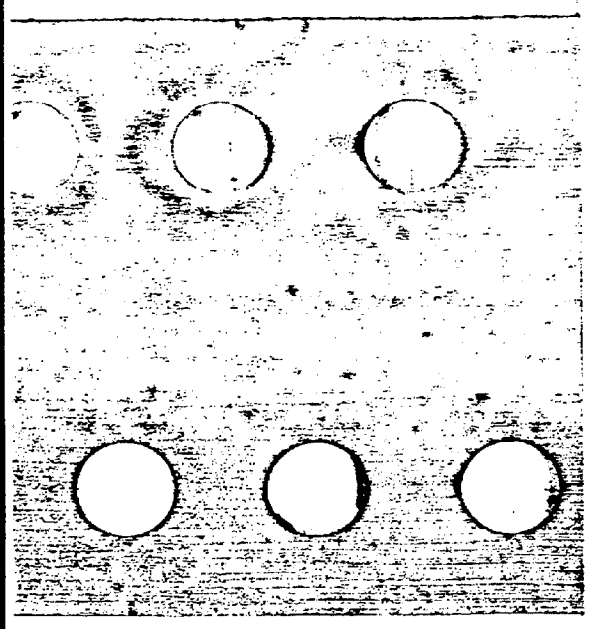
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8852 PAGE 554

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	99000.00
			CON TX	366.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	375.30
			CHECK	375.30
02/01/93	01	09:30	0001	7657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87629

IDENTIFICATION REFERENCE

FEB 1 9 32 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 616202